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LVDG, LLC [SERIES 171]

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COUNSEL/PARTIES OF RECORD	
NOV 22 2017	
CLERK US DISTRICT COURT DISTRICT OF NEVADA	
BY: _____	DEPUTY _____

7 UNITED STATES DISTRICT COURT  
8 DISTRICT OF NEVADA

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10 NATIONSTAR MORTGAGE, LLC, )  
11 )  
12 Plaintiff, )  
13 vs. )  
14 D'ANDREA COMMUNITY ASSOCIATION; )  
15 LVDG LLC SERIES 171; DOE )  
16 INDIVIDUALS I-X, inclusive; and ROE )  
17 CORPORATIONS I-X, inclusive, )  
Defendants. )

Case No. 3:15-cv-00377-RCJ-VPC

18 **STIPULATION TO SUBSTITUTE PARTIES**

19 COMES NOW Defendants, LVDG LLC SERIES 171 ("*LVDG*") and D'ANDREA  
20 COMMUNITY ASSOCIATION ("*HOA*"); Plaintiff, NATIONSTAR MORTGAGE, LLC  
21 ("*Nationstar*"); and proposed Defendant, AIRMOTIVE INVESTMENTS, LLCS ("*Airmotive*"),  
22 by and through their undersigned counsel, and hereby stipulate and agree as follows:

- 23 1. On July 21, 2015, Nationstar filed this action seeking various relief related to a  
24 deed of trust recorded against real property commonly known as 3247 Modena  
25 Drive, Sparks, Nevada 89434 ("*the "Property"*") and a homeowners association  
26 lien foreclosure sale related thereto conducted on behalf of HOA.
- 27 2. LVDG presented the prevailing bid at the HOA's foreclosure sale and thereby  
28 acquired title to the Property.

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3. At the time the Plaintiff filed this action, LVDG was the record title holder of the Property.
4. LVDG transferred and conveyed its interest in the Property to Airmotive on or about August 1, 2016, by way of a Grant Deed recorded in the office of the Washoe County Recorder on August 5, 2016, as Instrument No. 4619414.
5. Airmotive is currently the record title holder of the Property.
6. LVDG no longer claims any right, title or interest in the Property.
7. Airmotive shall be substituted as a defendant in this action in the place and stead of LVDG. LVDG shall be dismissed from this action without prejudice. All claims and defenses asserted by and against LVDG in this action shall be deemed to equally apply to Airmotive and the case caption shall be appropriately amended.

Dated this 21<sup>st</sup> day of November, 2017.

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ASSOCIATES, LTD.

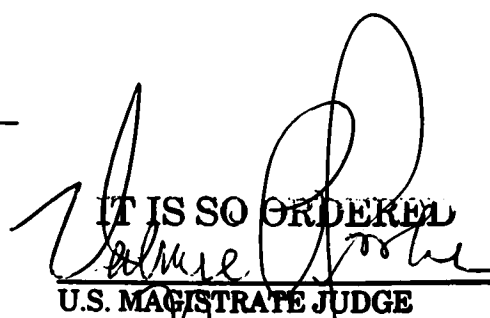
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Nationstar Mortgage, LLC

  
IT IS SO ORDERED  
U.S. MAGISTRATE JUDGE

DATED: November 22, 2017

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Stipulation to Substitute Parties  
3:15-cv-00377-RCJ-VPC

**IT IS SO ORDERED.**

By: \_\_\_\_\_

United States Magistrate Judge

Dated: \_\_\_\_\_

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**CERTIFICATE OF SERVICE**

I HEREBY CERTIFY that on this 21<sup>st</sup> day of November, 2017, I served via the United States District Court CM/ECF electronic filing system, the foregoing

**STIPULATION TO SUBSTITUTE PARTIES** to the following parties:

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